

THE COUNCIL RECESSED TO THE PLAZA CONFERENCE ROOM FOR THE REMAINDER OF THE MEETING.

4.2—COMMUNITY CENTER/SENIOR CENTER UPDATE AND POLICY DISCUSSION

The Public Works Director gave a short presentation to frame some of the issues the Council will be asked to take direction on regarding this issue.

She explained that the four basic policy questions that will require direction from Council in order for staff to proceed on the Community Center and Senior Center projects are whether it is feasible to fund both the Community Center and Senior Center in the current economic climate, whether to stop Community Center design at the end of design development and reallocate budget and staff resources to the Senior Center, whether to bid or sole-source Senior Center design services and how to design a process that advances a new Senior Center to construction as quickly as possible.

In response to the first question, she stated there is sufficient funding to fund the interim Senior Center, including a modular facility with extension of utilities, parking and other site improvements, but that funds are not available to begin construction of the new Senior Center. She added that due to economic conditions it is going to be challenging to fund both a new Senior Center and a new Community Center.

The Public Works Director continued that the only way to assure the Senior Center is able to proceed in the foreseeable future is to shift budget and staff resources from the Community Center project to the Senior Center project. A review of how this could be done was given, including financing options, the delivery process, architectural design service selection and how to streamline staff and Council participation. She also discussed the various implications of making this change.

The public input period was opened, and seeing no one wishing to speak, the public input period was closed.

A Councilmember commented that the City has two facilities in horrible shape and enough money to work on only one of them. She continued that it is a very difficult decision given all of the time and work that has been put into these projects. She suggested in regard to selecting an architect that they consider if there are realistically any new players on the scene or will they just go through the same process with the same people from three years ago.

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UNAPPROVED MINUTES

Another Councilmember suggested that they look at other opportunities and other public facilities to accommodate the nonprofit organizations in the City.

One Councilmember voiced concerns that funds which were collected for the Community Center should go for the Community Center, particularly if they were from recreation in-lieu fees that were supposed to go to develop park space. He suggested they look at what the original justification was to collect money and what their legal alternatives are now.

In response, a Councilmember explained that in-lieu fees collected are not required to be spent on open space issues and have a variety of acceptable uses based on the distance from where the fee was collected.

In response to a Councilmember's question, the City Attorney explained that when the Federal courts told California that they have to get in step with the rest of the country in terms of thinking about a nexus between an impact fee, many lawyers were concerned but, in fact, it still turns on what a city council or planning commission finds as a nexus.

The Adobe Building and Centennial Plaza were suggested by one Councilmember as venues for nonprofits to hold their meetings in. He added that he would like to know more about BSA Architects and also noted that the design process could be expedited for a Senior Center to go to Council.

One Councilmember stated that he was hopeful that they could do both projects, but given that they cannot, he would like to have a commitment to replace the Senior Center as quickly as possible. Referring to the sole-source issue, he stressed the importance of continuing the relationship with the current design team in order to not delay the project any longer. He indicated he was comfortable with sole-sourcing with BSA, although he would like to see a greater range of initial design concepts. He added that he was comfortable with staff's recommendation of working with the Council to expedite the project.

Another Councilmember stated he was committed to expediting the Senior Center and had no problem with the sole-source process, considering the time that will be saved in pursuing this approach. He said it would take time for a new design team to understand what the community expects. He felt that shortening the time, given the economic downturn, the City would be saving money in the long run as construction costs accelerate every year.

One Councilmember expressed his concern about the sole-source approach and would like to see this item come back to Council after staff has determined what the City's options are for BSA. He also stated his position that the funds allocated for the Community Center project be freed up for other City projects. Further, he

expressed his interest in having the Council consider a policy discussion regarding the use of park land fees.

In conclusion, staff was directed to return to Council with recommendations and with additional information regarding the sole-sourcing issue.

No further action was taken.